

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9109 Comet Fuel, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on February 15, 1967.

EFFECTIVE DATE OF ORDER - Sept. 21, 1967

ORDERED:

That the appeal for permission to change a nonconforming use from an office and parking for taxi cab company to office and parking for taxi cab company and minor auto repairs in existing building previously used for gasoline station or in the alternative a variance from the use provisions to permit same at 601 Rhode Island Avenue, NW., lots 852 and 45, square 442, be conditionally granted in part.

FINDINGS OF FACT:

- (1) The subject property is located in an R-4 District.
- (2) The property was inspected by the Board on February 13, 1967 and found to be improved with a single story building used as a taxicab office on a site which formerly contained a gasoline station. At the time of the inspection numerous cars were parked on the site, some in the public space and some in the drive area.
- (3) This property was the subject of BZA Appeal No. 8602 for change of the nonconforming use from a gas station to a taxicab office. The facts relating to the nature of the property are the same as found in the Order in that Appeal.
- (4) Appellant desires to enlarge the use presently permitted on the premises to include permission to conduct minor automobile repairs.
- (5) The repairs will be limited to servicing taxicabs used by the business. The repair service would be tune-ups, emergency road service, brake repairs, lubrication and oil changes.

(6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that enlargement of the use of these premises to include minor automobile repairs will not affect adversely the present character or future development of the neighborhood, nor will such use substantially impair the integrity, purpose and intent of the Zoning Regulations.

The appeal is granted for a nonconforming use, and the alternative request for a variance is denied.

The Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one (1) year.
- (b) No vehicles shall be parked in the public space nor shall there be any repair of vehicles for the general public.
- (c) No body or fender repair for automobiles shall be conducted on the premises.
- (d) This Order is subject to all conditions of the Order in Appeal No. 8602.